

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
339		MYSTIC ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	SANTINI FABRIZIO			
Owner 2:				
Owner 3:				
Street 1:	339 MYSTIC STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	I.T.F. AMERICA LLC -		
Owner 2:	-		
Street 1:	60 PLEASANT STREET UNIT 523		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## **NARRATIVE DESCRIPTION**

This parcel contains .933 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 5143 Square Feet, with 2 Units, 4 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		40620		Sq. Ft.	Site		0	70.	0.50	4			Med. Tr	-20	View	25			1,421,700						1,421,700	
Total AC/HA: 0.93251			Total SF/SM: 40620			Parcel LUC: 101 One Family			Prime NB Desc ARLINGTON											Total:	1,421,700	Spl Credit				Total:	1,421,700

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	40620.000	1,060,200	500	1,421,700	2,482,400		44874
							GIS Ref
							GIS Ref
Total Card	0.933	1,060,200	500	1,421,700	2,482,400	Entered Lot Size	GIS Ref
Total Parcel	0.933	1,060,200	500	1,421,700	2,482,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		482.68	/Parcel: 482.68	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,060,200	500	40,620.	1,421,700	2,482,400		Year end	12/23/2021
2021	101	FV	1,030,100	500	40,620.	1,421,700	2,452,300		Year End Roll	12/10/2020
2020	101	FV	1,029,900	500	40,620.	1,421,700	2,452,100	2,452,100	Year End Roll	12/18/2019
2019	101	FV	799,900	500	40,620.	1,421,700	2,222,100	2,222,100	Year End Roll	1/3/2019
2018	101	FV	799,900	500	40,620.	1,218,600	2,019,000	2,019,000	Year End Roll	12/20/2017
2017	101	FV	799,900	500	40,620.	1,137,400	1,937,800	1,937,800	Year End Roll	1/3/2017
2016	101	FV	799,900	500	40,620.	974,900	1,775,300	1,775,300	Year End	1/4/2016
2015	101	FV	782,600	500	40,620.	873,300	1,656,400	1,656,400	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
4/4/2016	381	Solar Pa	5,000					solar array
4/8/2013	499	Manual	34,500	C				
12/20/2012	1673	Heat App	20,000					GEO THERMAL HEAT PU
8/29/2012	1075	New Buil	600,000					BUILD NEW HOME W/G
7/24/2012	916	Demoliti	25,000					HOME
2/20/2004	105	Manual	2,500					REPAIR WATER DAMAG
11/20/2000	950	Addition	62,000	O		G4	GR FY04	ADD 5 FT TO 2ND FL
2/21/1996	34		4,200					SHED DORMER
7/13/1993	317	Manual	5,000					REROOF

### ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2014	Meas/Inspect	PC	PHIL C
6/16/2009	Measured	189	PATRIOT
11/7/2005	Permit Visit	BR	B Rossignol
11/13/2000	Hearing N/C	201	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
8/1/1988		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	44874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

